

(inc Macleman & McCulloch)
SOLICITORS & ESTATE AGENTS

**14 ACADEMY STREET
ELGIN IV30 1LB**



CORNER TERRACED HOUSE

- ◆ HALL LOUNGE DINING KITCHEN 3 BEDROOMS BATHROOM
- ◆ ANNEXE WITH A GROUND FLOOR AND FIRST FLOOR ROOM
- ◆ FULL GAS CENTRAL HEATING PARTIAL DOUBLE GLAZING
- ◆ GARDEN

Offers Over £95,000

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Partners Colin Styles, David Adams



This quaint traditional stone and slated house lies at the corner of Academy Street and Moray Street in a popular residential area of Elgin. It is close to the High Street and all its amenities. The property requires a degree of work but has the potential to make a lovely family home. The house has the benefit of a 2-storey annexe to the rear which could be used for a number of purposes. There is also a small walled front garden and an enclosed rear garden.

The town of Elgin has a variety of popular shops and facilities. There is a College of Further Education, De Grays Hospital and a number of leisure and fitness centres. The Sandy beaches of the Moray Firth are close by while skiing is available at The Lecht and Cairngorm Mountains which are within 1.1/2 hours drive. There are also a number of outdoor pursuits in the area which include golf, mountain biking and fishing.

The accommodation comprises:

DOWNSTAIRS

The timber front door opens into a spacious hallway.

HALL

The hall has a fitted carpet. A stair with timber handrail and spindles leads to the upper accommodation. In the hallway there is a door to the basement. The basement measures 3.95 x 2.12m and provides an excellent storage space. It has an earthen floor and stone walls.

LOUNGE

4.96x3.90

Good sized room with a window looking to the front. Tiled fireplace and hearth. 2 x shelved alcoves. Cornice. Fitted carpet.

BEDROOM 1

4.93 x 3.26

Double bedroom with window looking to the front. Fireplace with tiled hearth, timber mantle and gas fire. Shelved cupboard. Alcove with shelving. Cornice. Fitted carpet.

DINING KITCHEN

5.27x2.76

Spacious kitchen with room for table and chairs. A range of floor units with complementary work tops and partially tiled walls. Stainless steel sink and drainer. Window looking to the rear garden. Wall mounted gas boiler. Space for cooker, washing machine, tumble drier and fridge freezer.

BATHROOM

2.08x1.45

The bathroom comprises a white coloured bath, WC and wash hand basin. Window looking to the rear. Wall mounted heater. Tiled floor.



UPSTAIRS

LANDING

The carpeted stairs leads to the landing. The landing is a good size measuring 5.01 x 4.17m. It could be utilised in a number of ways.

DOUBLE BEDROOM 1 (front) 3.89x3.43

Window to the front. Closed off fireplace with painted timber mantle. Carpet.

DOUBLE BEDROOM 2 (front) 3.78x3.43

Window to the front. Carpet

ANNEXE

The Annexe is accessed through the back door and the rear garden. It has its own front door and a set of internal carpeted stairs.

GROUND FLOOR ROOM 4.78x3.35

Window with traditional style shutters looking onto Moray Street and a window also looking onto the rear garden. Fireplace with tiled hearth. Built-in cupboard. Shelved alcove. Carpet.

FIRST FLOOR ROOM 4.72 x 3.41

Window looking onto the garden. Built -in wardrobe. Timber fireplace.

OUTSIDE

There is a walled garden to the rear which is laid out in grass. There is a blockwork shed. The front garden is walled and laid out in gravel.

SPECIAL CONDITIONS OF SALE

There is a shared venal for access for bins to the street. A Home Report for this property is available on www.onesurvey.org/ or from the Selling Solicitors.

COUNCIL TAX

Band D

ENERGY RATING

Band E

ENTRY

By arrangement

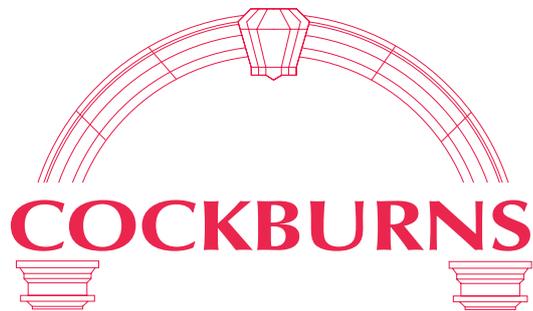
VIEWING

Strictly by appointment by telephoning the Selling Solicitors on 01343 549555

PRICE

As an indication of price range Offers Over £95,000 are invited.





CLOSING DATE

A closing date by which offers must be submitted may be fixed at a later date.

Prospective purchasers are advised to register their interest with the Selling Solicitors through their Solicitors.

Only parties who have noted an interest formally through a Solicitor will be advised of a closing date, but notwithstanding, the sellers reserve the right to accept any offer at anytime without further intimation.

The above particulars are set out as a general guide for interested parties. Occasionally colours may not be accurately reproduced because of the use of digital photography in producing the schedule. All descriptions, dimensions, reference to condition and other details are given in good faith and are believed to be correct but parties should not rely on them as statements or representations of fact and should satisfy themselves as to their accuracy.